

Location Issues

Road/Thoroughfare - Accessibility

- Just off US 31, SR 32 or SR 38

- Protect the “frontage” on 31

- Township wide

- Access

- Rename US 31 inside the Township to Meridian Street

Most intensive uses on the interior or the Park

Enforcement

- Equal Playing field

- Clean policy and zoning regulations

Financial Options

- Developers Costs

- Clear and available impact costs

- Identify all incentive programs

Political issues

- Stream line the approval process

Transitional Land Uses in the abutting area

- Buffering

- Reduce physical, visual, and/or types of land uses that are not compatible

Each Park to stand on its’ own merits

Infrastructure – on site

- Water

- Sewer

- Fiber

Environmentally Sound

- Physically responsible

- No pollutants

- light

- Chemical

- Water etc...

Wide roads and tree lined

- Easy to get to

Buildings off the Road

Trash contained in closed areas

Simple Design of Park

- Guidelines as to mix – Pre-cast Brick and Metal Block

Superior street appeal

Transitional uses between Business Park

Business

Service

Professional office space

Green space

Recreational uses

Apartments, Condominiums or High density residential